176.0	0004	0001.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	688,700 / 688,700
					USE VALUE:	688,700 / 688,700
					ASSESSED:	688,700 / 688,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
30		KILSYTHE RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MOSES ALDO E PENA
Owner 2:	
Owner 3:	
Street 1:	30 KILSYTHE RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	MOSES ALDO E PENA -
Owner 2:	MOSES SAORI PENA -
Street 1:	30 KILSYTHE RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 3,600 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1923, having primarily Vinyl Exterior and 1538 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

David Vasconi

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	3600.000	316,100	3,000	369,600	688,700
Total Card	0.083	316,100	3,000	369,600	688,700
Total Parcel	0.083	316,100	3,000	369,600	688,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 447.79 | /Parcel: 447.7

Legal Description

User Acct 118170

GIS Ref

GIS Ref

Insp Date 06/22/18

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 176.0-0004-0001.0

!13740!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	316,200	3000	3,600.	369,600	688,800	688,800	Year End Roll	12/18/2019
2019	101	FV	241,600	3000	3,600.	364,300	608,900	608,900	Year End Roll	1/3/2019
2018	101	FV	240,200	3000	3,600.	279,800	523,000	523,000	Year End Roll	12/20/2017
2017	101	FV	240,200	3000	3,600.	264,000	507,200	507,200	Year End Roll	1/3/2017
2016	101	FV	225,800	3000	3,600.	242,900	471,700	471,700	Year End	1/4/2016
2015	101	FV	213,400	3000	3,600.	227,000	443,400	443,400	Year End Roll	12/11/2014
2014	101	FV	213,400	3000	3,600.	209,100	425,500	425,500	Year End Roll	12/16/2013
2013	101	FV	213,400	3000	3,600.	209,100	425,500	425,500		12/13/2012

PRINT

Date	Time
12/11/20	03:39:18

LAST REV

Date	Time
01/16/20	16:13:17

mmcmakin

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 13740

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MOSES ALDO E PE	73907-551	1	12/27/2019	Convenience	1	No	No		
MOSES ALDO E PE	73314-482	1	9/20/2019	Convenience	1	No	No		Aldo E Pena Moses 10% interest
UHLENBROCK NATH	65665-92		7/1/2015		555,000	No	No		
UHLENBROCK NATH	60156-14		10/2/2012	Convenience	1	No	No		
MARTIN THOMAS,	60154-389		10/2/2012		450,000	No	No		
KIDDIE ANNETTE	39368-556		5/29/2003		393,000	No	No		
KIDDIE ANDREW -	22098-17		6/5/1992		1	No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/4/2016	1211	Insulate	2,425	C				

ACTIVITY INFORMATION

Date	Result	By	Name
6/22/2018	Meas/Inspect	BS	Barbara S
7/13/2016	Sales Review	PT	Paul T
4/11/2016	SQ Returned	EMK	Ellen K
10/27/2008	Meas/Inspect	163	PATRIOT
8/28/2003	MLS	MM	Mary M
10/26/2000	Hearing N/C	201	PATRIOT
1/5/2000	Meas/Inspect	243	PATRIOT
7/20/1993		PC	PHIL C

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		3600		Sq. Ft.	Site		0	70.	1.47	6									369,601						369,600	

Total AC/HA: 0.08264 | Total SF/SM: 3600 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 369,601 | Spl Credit | Total: 369,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1923	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	5	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.33270478
Const Adj.:	0.98941088
Adj $ / SQ:	171.417
Other Features:	75000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	388387
Depreciation:	72240
Depreciated Total:	316147

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	6	BRs:	3	Baths:	1	HB	1				

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

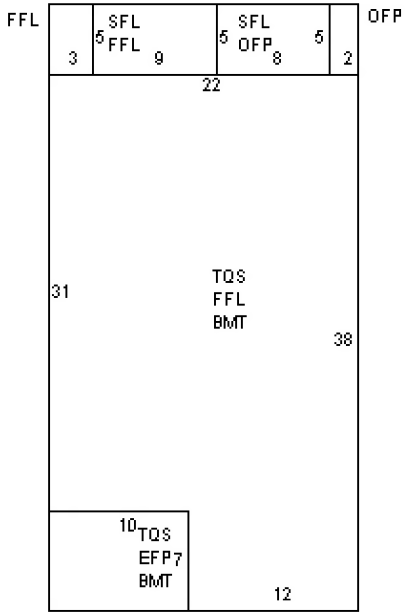
No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	171.42
Special Features:	0	Val/Su Net:	126.74
Final Total:	316100	Val/Su SzAd	205.53

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	836	51.430	42,991
FFL	First Floor	826	171.420	141,590
TQS	3/4 Story	627	171.420	107,478
SFL	Second Floor	85	171.420	14,570
EFP	Enclos Porch	70	65.420	4,579
OFP	Open Porch	50	43.530	2,177
	Net Sketched Area:	2,494	Total:	313,385
Size Ad	1538	Gross Are	2703	FinArea 1538

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 176.0-0004-0001.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	12X14	A	AV	1925	29.88	T	40	101			3,000			3,000

More:	N	Total Yard Items:	3,000	Total Special Featues:		Total:	3,000